THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220540865** Karen Johnson Davidson County Batch# 865288 DEEDWARR 05/31/2022 02:40:57 PM 2 pgs Fees: $13.00 Taxes: $2,593.70 20220531-0062765	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $701,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2022. Notary Public My Commission Expires: 07/09/24 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jarrod L. Rickman 4503 Michigan Avenue Nashville TN 37209	new owner	Tax Parcel ID No. 091-08-0-361.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Cannon and Hannah Z. Cannon, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jarrod L. Rickman , a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Lot 3 of Eastoak's 3 Lot Subdivision of record in Plat at Instrument No. 20120823-0075854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Cannon and Hannah Z. Cannon, husband and wife by Warranty deed from Julian Hertel Rountree, III, unmarried of record in Instrument No. 20180220-0016044 Register's Office for Davidson County, Tennessee, dated February 14, 2018 and recorded on February 20, 2018.

The execution of this instrument is affected by the signature of Hannah Z. Cannon as Attorney-in-Fact for William A. Cannon, which Power of Attorney is recorded in Instrument Number 20220531-0062764, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20120823-0075854, Register's Office of Davidson County, Tennessee.

This is improved property located at 4503 Michigan Avenue Nashville TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRE-22-4503

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2022.

William Cannon BY Hannah Cannon ATTORNEY IN FACT Hannah Cannon

William A. Cannon by Hannah Z. Cannon as Attorney-in-fact

Hannah Z. Cannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hannah Z. Cannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William A. Cannon and that she is authorized by William A. Cannon, to execute this instrument on his behalf.

WITNESS my hand, at office, this 20th day of May, 2022.

Notary Public

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Z. Cannon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2022.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026